

Redland
CITY COUNCIL

AGENDA

SPECIAL MEETING

**Thursday, 27 May 2021
commencing at 8.30am**

**The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD**

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Councillors are reminded of their responsibilities in relation to a councillor's material personal interest and conflict of interest at a meeting (for full details see Division 5A of the *Local Government Act 2009*).

In summary:

If a councillor has a material personal interest, in a matter before the meeting:

Under s.175C *Local Government Act 2009*, the councillor must inform the meeting of the councillor's material personal interest in the matter, including the following particulars:

- The name of the person or other entity who stands to gain benefit or suffer a loss from the outcome of the consideration of the matter at the meeting;
- How the person or other entity stands to gain the benefit or suffer the loss;
- If the person or other entity who stands to gain the benefit or suffer the loss is not the councillor, the nature of the councillor's relationship to the person or entity.

If the councillor has a material personal interest they must leave the meeting, including any area set aside for the public while the matter is discussed and voted on, unless the councillor has approval from the Minister to be present while the matter is discussed and voted on pursuant to section 175F.

Record of material personal interest

Under s.175J of the *Local Government Act 2009*, if a councillor has a material personal interest under section 175C of the *Local Government Act 2009*, the following information must **be recorded in the minutes of the meeting, and published on the local government's website**—

- (a) the name of the councillor who has the material personal interest in the matter;
- (b) the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;
- (c) whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.

If a councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The councillor must, under s.175E of the *Local Government Act 2009*, inform the meeting about the councillor's personal interests in the matter, including the following particulars:

- *The nature of the interest;*
- *If the personal interest arises because of the councillor's relationship with, receipt of a gift from, another person-*
 - *The name of the other person;*
 - *The nature of the relationship or the value and date of the receipt of gift; and*
 - *The nature of the other person's interest in the matter.*

If the other councillors in the meeting are informed about a councillor's personal interests in a matter and the councillor has not voluntarily left the meeting while the matter is discussed and voted on, the other councillors must decide:

- *Whether there is a real or perceived conflict; and*
- *If the councillors decide that there is a real or perceived conflict, whether the councillor-*
 - *Must leave the meeting including any area set aside for the public, while the matter is voted on and discussed; or*
 - *May participate in the meeting in relation to the matter, including voting on the matter.*

Record of conflict of interest

Under s.175J of the *Local Government Act 2009*, if a councillor has a conflict of interest under section 175E, the following information must be **recorded in the minutes of the meeting, and published on the local government's website**—

- (a) *the name of the councillor who has a real conflict of interest or perceived conflict of interest in the matter;*
- (b) *the councillor's personal interests in the matter, including the particulars mentioned in section 175E(2) as described by the councillor;*
- (c) *the decisions made by the other councillors in relation to the existence and nature of the conflict and whether the councillor was permitted to participate in the meeting in relation to the matter, and the reasons for the decisions;*
- (d) *whether the councillor participated in the meeting, or was present during the meeting, under an approval under section 175F;*
- (e) *if the councillor voted on the matter—how the councillor voted on the matter;*
- (f) *how the majority of councillors who were entitled to vote at the meeting voted on the matter.*

Duty to report another councillor's material personal interest or conflict of interest

Section 175G of the *Local Government Act 2009* imposes an obligation on councillors to report undisclosed material personal interests and conflicts of interest at a meeting relating to other councillors.

If a councillor at a meeting reasonably believes, or reasonably suspects:

- *That another councillor at a meeting has a material personal interest or a real or perceived conflict in a matter; and*
- *The other councillor has not informed the meeting about the interest under section 175C(2) or 175E(2);*

The councillor who has the belief or suspicion, must as soon as practicable, inform the person who is presiding at the meeting about the facts and circumstances that form the basis of the belief or suspicion.

Note: Section 175H makes it an offence for a person to prejudice, intimidate or harass a councillor or another person take action that is likely to be detrimental to a councillor because a councillor has complied with their disclosure obligation under s.175G.

4 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

4.1 BIRKDALE COMMUNITY PRECINCT - COMMUNITY ENGAGEMENT SUMMARY

Objective Reference: A5409297

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: Graham Simpson, Group Manager Environment and Regulation

Report Author: Jen Gisler, Program Leader Planning, Performance and Improvement

Attachments:

1. [Locality Plan](#) 
2. [Fact Sheets](#) 
3. [Community Engagement Summary Report](#) 

PURPOSE

To provide Council with an overview of the Birkdale Community Precinct community engagement and feedback process, and to endorse the development of the brief for the preparation of the precinct vision, master plan and end uses for the site.

To acknowledge and thank the community for its active and considered participation in the recent community engagement.

BACKGROUND

On 20 January 2021, Council received a report in regards to a unique opportunity, as a result of good planning and decision-making, to aggregate a number of significant projects in and around existing Council land holdings at Birkdale. This approach was in line with, and supports, a number of catalyst projects contained in the forthcoming Corporate Plan, *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

Subsequently Council resolved to:

- Endorse the proposed project linkages for the formation of the Birkdale Community Precinct (precinct).
- To note the extensive environmental and cultural studies and/or management plans related to the precinct that protect its environmental, cultural and heritage values.
- To proceed to community consultation.

Aggregation of the projects provided Council with the opportunity to create an iconic place for Redlands Coast and deliver integrated, intergenerational outcomes for the city.

The projects included for consideration in the precinct approach were:

- Birkdale Land (362-388 Old Cleveland Road East)
- Willards Farm (302 Old Cleveland Road East)
- Redlands Coast Adventure Sports Precinct
- Potential other acquisitions

As a result, Council has been able to establish the Birkdale Community Precinct which is made up of approximately 62 hectares (ha) of land. The Birkdale Community Precinct is located on the western side of Old Cleveland Road East, Birkdale on land at 302 and 362-388 Old Cleveland Road East, Birkdale (refer **Attachment 1 – Locality Plan**).

Birkdale Land - General Meeting 16 September 2020

Since 2009, Council has shown interest in purchasing land at 362-388 Old Cleveland Road East, Birkdale, described as Lot 1 RP14143, Lot 2 on SP 146445 and Lot 2 on RP 14144. Over time, there have been resolutions of Council considering negotiations on purchase of the land including meetings on 28 January 2015 and 9 May 2018.

On 12 December 2019 Council took ownership of the land and since then has undertaken extensive studies and actions to meet contractual obligations, but more importantly to gain an in-depth understanding of the land, including its opportunities and constraints as well as planning for its ongoing management. These studies totalling more than 1000 pages are available publicly and were made available during community engagement.

At its General meeting on 16 September 2020 Council resolved to undertake a number of actions including:

- Continue community conversations and to carry out community consultation as part of developing a vision for the land.
- To adopt and note relevant plans and reports undertaken about the land.
- Continue operational site management and maintenance.
- Commence planning work including development of a vision and short term activation.

This parcel of land represents the majority of land available in the Birkdale Community Precinct.

Willards Farm - General Meeting 14 December 2016

Council purchased Willards Farm (also known as 'The Pines') including the farmhouse and its outbuildings (being 0.8164 ha) on 9 March 2016. The decision was made following considerable community concern regarding the future of the property. At the time of purchase by Council, the property was unoccupied and in a general state of disrepair. It was also subject to a development approval for subdivision into residential allotments.

At its General Meeting on 14 December 2016 Council resolved to undertake a number of actions including endorsement of the Willards Farm Conservation Management Plan as well as undertake short-term emergency actions to prevent deterioration of the buildings. Council has subsequently undertaken works to mitigate further deterioration and improve security.

The amalgamation of the Willards Farm land parcel into the broader Birkdale Community Precinct was considered appropriate to provide further direction and integrated planning for the site. It is a core value within the site and is a centre-point for future focus of planning and actions for the precinct.

Redlands Coast Adventure Sports Precinct - General Meetings of 17 July 2019 and 18 December 2019

At its General Meeting on 17 July 2019 Council resolved to undertake a feasibility study into an Olympic standard white water facility in Redland City, which included assessing the feasibility of co-locating other sport, recreation and emergency rescue uses to create an adventure sports precinct.

At its General Meeting on 18 December 2019 Council resolved to instruct officers to proceed with the next project phase using the integrated scenario as the preferred option for site selection and detailed master planning.

The Redlands Coast Adventure Sports Precinct could potentially include foundation elements of:

- Regional public aquatic centre with a FINA world championship level 50m pool
- Olympic standard Canoe-Kayak (Slalom) course
- Other aquatic recreation facilities including a lake, water play course/park and a beach area
- Emergency services uses including:
 - Swiftwater rescue training facility utilising the whitewater course
 - Potential for co-location of integrated emergency services facilities
 - Emergency services education and training facilities including specialist training

Expanded precinct amenities could include:

- Adventure Sports (including XSports activities) such as skateboarding, rock climbing and zip lines
- Potential to host other competitions, events and festivals based in these aligned sports activities that will add to the social, cultural, economic and community that a precinct approach would bring, for example, E-games, X-Games/national competitions, tough mudder, drone racing and ninja course
- Other sport and recreation uses such as walking routes, cycleways, orienteering and bird watching
- Natural amphitheatre
- Car parking for facilities
- Global eco-tourism (cultural and natural environment) opportunities
- Corporate opportunities
- Social enterprise opportunities

The community engagement for the Birkdale Community Precinct included the Redlands Coast Adventure Sports Precinct, as part of engagement collateral and communications, to seek feedback from the community regarding future intergenerational opportunities for the land.

Science and evidence based approach

To inform the decision making in regards to the Birkdale Community Precinct and the community engagement recently undertaken, it was necessary to understand the significant values which underpin what may be possible on the site.

As a result, Council has collated and commissioned a wide range of reports and studies to help with understanding how the values of the precinct are fundamental to its future use. The following documents are considered key references for the community as planning for the precinct continues:

- Conservation Management Plan by Converge Heritage and Community – October 2016
- European Heritage Assessment by Jacobs – December 2016
- Indigenous Cultural Heritage Study – Everick Heritage Consultants – April 2018
- Land in Birkdale, Capalaba, Queensland – Environmental Investigation – ERM – April 2018
- Preliminary Engineering Assessment – Empower – May 2020
- Ecological Assessment Report – Cardno – June 2020

- US Army Receiving Station Birkdale – Conservation Management Plan – AHS – July 2020
- Opportunities and Constraints Analysis – Urbis – August 2020

It is important to note the studies assist to meet contractual obligations and to allow an in-depth understanding of the land, including its opportunities and constraints as well as its ongoing management.

Creating a shared vision for a broader Birkdale Community Precinct

Using a science and evidence based approach to how the Birkdale Community Precinct may evolve through planning and activation, future opportunities should be supported by a clear vision for the overall site.

The vision will inform the master planning and end uses of the precinct, and importantly, the community has been involved in the shaping of it through the extensive community engagement undertaken.

As the basis of commencing community engagement, five key themes were developed underpinned by ensuring “community” remained central to any outcomes. It was also determined that a future horizon of 25 years be set as the timeline for setting the vision to elevate thinking about what the precinct may eventually look like for next generations. Determinations around the vision parameters were set in the context of known values and planning opportunities and constraints associated with the precinct.

The five key themes were determined based on what we know about the precinct to enable a thorough planning process to be undertaken.

Importantly, the themes represented what may be some of the most likely outcomes for the land but fundamentally were to spur community ideas. The aim is to create a site that current and future generations can use, enjoy and ultimately be proud to share.

The five key themes, which are underpinned by “community”, are:

- Education/Discovery
- Agriculture/Rural Tradition
- Heritage/History
- Environment and Ecology
- Adventure and Recreation

Community Engagement

To action the Council resolution of 20 January 2021 that a precinct planning approach is undertaken, an extensive community consultation process was planned to inform the development of a Vision for the precinct, which would, in turn, inform the development of a master plan and end uses for the precinct.

As such, Council launched an exciting opportunity for the community to help shape the vision by seeking community input via an engagement exercise that ran from 16 March 2021 for seven weeks to 4 May 2021. Key messages associated with the community engagement included:

- The community has an exciting opportunity to create a precinct of local, regional and national significance.
- The site is large enough to accommodate many exciting projects to enhance lifestyle, create jobs, boost the economy and bring forward important transport infrastructure – the land is almost 10 times the size of the Gabba precinct.

- The site has identified environmental, cultural and historical significance, which will be protected.

The commencement of the community engagement marked an exciting time in our City's history as it provided the community an opportunity to have their say and help build a new legacy for Redlands Coast.

Given the size of the precinct is 62ha it can accommodate a diversity of uses, so the message was to think big. The communication was framed using the word "Imagine" to impress the enormity of this intergenerational project that will impact the region well beyond Redland City.

This was accompanied by a sense of discovery around the precinct as it has remained off limits to the public until now, providing a wonderful surprise packet that Council and the community can partner to make something unique and special.

Many in the community would have driven past the land numerous times, with only a few understanding it is home to both the heritage-listed Willards Farm and the US Army-built World War II radio receiving station. Stories abound across the precinct, including that of the role of the receiving station in receiving the message the war in the Pacific had ended, as well as the occupation of the land by the Birkdale Goat Lady (Isabella Alcock) which builds numerous layers to its importance.

The community engagement was facilitated by extensive use of Council's "Your Say" platform, to inform the community about the site's values and potential opportunities. To facilitate that process, the stimulus of the five core themes associated with the precinct was key.

These themes were brought to life as thematic vision boards from five of Australia's leading urban design teams. The designers' ideas were intended to generate community interest, sparking conversation, and evoking creative design thoughts while suggesting a parameter for what is possible at the precinct in regard to its historic and ecological values.

The community engagement process over the seven week period involved an extensive effort to seek ideas from the community, including the broader region and stakeholder groups, and included:

- Your Say website
- Extensive videos and fact sheets, and other collateral
- Social media posts
- Advertising campaign
- Pop-up engagements (shopping centres and markets across the region)
- Static displays in customer service centres and libraries and other Council venues
- Engagement workshops with youth leaders and schools/colleges
- Community open days at the site (16th and 17th April)
- Stakeholder workshop (28th April 2021).

From the outset the objective was to complete an exceptional engagement process with our community and with the region to gather as many ideas we can to help build the vision to transform this land into a world-class precinct.

Attachment 2 includes the fact sheets used through the community engagement to summarise the approach, and different features that formed the basis of the engagement.

Regional Significance

To demonstrate the regional significance on the Birkdale Community Precinct engagement, it is noteworthy that the Lord Mayor of Brisbane Adrian Schrinner accepted an invitation to attend the site to learn more about the opportunities associated with the precinct.

The Redland City Mayor has also written to relevant Ministers at both the Commonwealth and State Governments, to brief them on the world-class opportunity for Redlands Coast with the precinct. These briefings are important in respect raising awareness of the regional importance the site will have and how they can assist in supporting the precinct as it emerges, including important transport infrastructure improvements.

ISSUES

Community response

The community engagement process for the Birkdale Community Precinct has been enormously far-reaching, with the interaction from the community exceeding expectations, which indicates a keen interest in the future of this regionally significant community Precinct.

To summarise the community engagement and response, a report is attached produced by Fourfold Studio (**Attachment 3**), who partnered with Council in regards the activities undertaken to obtain community feedback. This report details the engagement under broad headings including:

- Project Process
- Project Context
- Sharing Your Ideas
- Engagement Outcomes

It is clear that the community engagement was effective in that:

- The response to the strategic communication and engagement plan was strong and unprecedented
- The reach achieved by the engagement process was significant and highly positive both in engaging inside and outside Redlands Coast
- A clear, well-rounded picture has emerged from the community feedback that can inform future actions based on previous Council resolutions, that include developing the vision, master plan and future uses for the precinct

Council's "Imagine" Your Say web page received more than 13,000 visits, and more than 12,000 online resource interactions with web pages, fact sheets, videos, and the virtual tour of the Birkdale Community Precinct site. About 3,000 people attended the Birkdale Community Precinct community open days on 16-17 April 2021, and interested stakeholders representing organisations participated in the Stakeholder workshop on 28 April 2021.

In addition, the engagement team engaged with the community and broader region at ten (10) shopping centre and market pop-ups during the consultation period, as well as promoting six (6) static displays. Of note were a number of workshops conducted with school and college students, and young leaders groups, specifically engaging with future generations who are most likely to benefit from the precinct. The age distribution of the people that engaged with the process showed a heavier engagement with people aged from under 18 – 39 year olds than with people aged over 40.

The response to this engagement opportunity was exceptional, including the reach across the region, and indeed further. Responses to the Your Say survey were received from as far away as New South Wales, Tasmania and Western Australia. While 88% of the responses were from residents within the City, responses were received from people across Australia, identifying themselves as being from one of 152 suburbs represented.

Importantly, the data indicates that 17% of Redlands Coast households visited the Your Say website (approximately one in six households). Birkdale residents were heavily represented in the responses and submissions, indicating a keen interest in the future of this site within their suburb, with 74% of all households within Birkdale visiting the Your Say page, this represents three in every four households. Importantly, all suburbs of Redlands Coast were represented in the survey responses and submissions.

The report by Fourfold Studio provides a full summary of the community engagement response, highlighted by over 1,600 responses to the online survey and approximately 7,000 dots added to the dotmocracy activity. This forms the basis of the quantitative data for future planning.

The response from the community, and the region allows Council to form a well-rounded picture that will inform the development of a vision and allow Council to progress towards the development of a master plan for the precinct and end uses.

Turning community feedback into actions

The report by Fourfold Studio, as well as the data received through Council's Your Say page, provides the evidence base to support future actions, including delivering on Council resolutions, the development of the vision and master plan for the precinct and shaping future uses.

It is evident the five themes that formed the basis of the engagement have all resonated with the community. The values that underpin the precinct, such as ecology, culture and heritage, are recognised and accepted as the cornerstones of future visioning and planning. For clarity, values are those matters that are protected on the land.

The preferred ideas of the community help refine how the themes and values inform future detailed planning, end uses and activation options. We can begin visualising how this combines to capture what the community wants and how we plan, use and activate the precinct over the vision timeline.

Importantly, taking an integrated planning approach to the precinct allows for strategic thinking at a program level to deliver well planned and designed outcomes, which align multiple projects. This ensures that a sequenced and efficient delivery of facilities and infrastructure occurs considering location, future needs, connections and value for money funding.

Themes – feedback and actions

The community engagement identified broad based support across the five themes in relation to what resonated with community aspirations for the precinct.

It is evident that the community feedback provided well-rounded acceptance across all themes with the themes emerging in a hierarchy of importance with the community. This is represented on page 22 of the Fourfold Studio report which indicates the importance of each theme across the various engagement channels and activities.

What is clear is that no theme could be considered as being undesirable for inclusion in developing the vision, draft master plan and future uses. However their relative importance to the community should shape their overall prominence across the precinct. This can be represented in future vision and master plan development spatially by overlaying themes with the known values identified within the precinct.

The five themes should continue to be the basis for the precinct but interconnect to provide a diversity of places and experiences. It has been a common message throughout the community engagement that the themes, and indeed ideas and end uses, do not need to be competitive in nature or mutually exclusive, as the precinct is large enough to cater for a diverse range of community uses whilst protecting values inherent to the precinct.

Precinct Values – feedback and actions

The community clearly expressed that the values of the site, including the natural environment, Indigenous cultural heritage and European heritage, including World War II history and Tingalpa Creek were fundamentally important to development of the future vision, master plan and end uses.

That is, these values are seen as non-negotiable and must form the cornerstones of the future vision and master plan for the precinct. If the key values of the precinct are protected and enhanced, the site can be a diverse and unique Redlands Coast experience of pride, aspiration and celebration.

The values provide the context of the precinct which essentially connects the past-present-future of the Birkdale Community Precinct.

As an example, throughout the community open days it was evident that engagement was happening across all ages and it was particularly pleasing to see many young families participating. There was a real sense of discovery and delight in regards the stories and places of recognised and protected values which exist within the precinct, as for many who visited they were not aware of the significance or perhaps had heard just a little. This was coupled with an appreciation of the scale of the land which allowed people to imagine the opportunities it may present, particularly for future generations.

Community Ideas

The strong engagement by the community with the precinct, resulted in a significant and thoughtful response about ideas they would like to see eventuate. The community response is seeking a partnership with Council to bring these ideas to life – to be a game-changer, a City builder, how we can help define ourselves as Redlands Coast.

Ideas from the community were focused on the soon, but importantly the future, so there was clearly an understanding of the intergenerational opportunities the precinct offers Redlands Coast. It is worth noting that respondents 39 years of age and under, are seeking to see active ideas such as those associated with a new swimming pool, water play, Olympic-standard Whitewater and Adventure Sports facilities.

The past–present–future context identified across the themes and values, was also represented in ideas acknowledging the importance of heritage, history, rural tradition and the natural environment.

The community response indicates general acceptance of diversity of ideas, including the precinct being somewhere to go day or night, somewhere both active and passive (choices), having simple to “wow” experiences in one place.

Some ideas emerged, as indicated in the Fourfold Studio report on page 24 as being preferred which will be recognised in future actions, such as informing the vision and setting the master plan.

An analysis of the ideas presented, particularly those articulated through the quantitative submissions made using the Your Say survey, provides for classification into two broad groups of ideas. The first grouping can be categorised as those ideas that would be an expected outcome in regards developing a community space and include:

- Picnic facilities (barbeques, shelters, seating, etc.)
- Cycling and walking paths and circuits
- Access to Tingalpa Creek and natural areas
- Rental of recreational equipment (canoes, kayaks, bikes, etc.)
- Traditional open space including lawns
- Physical activity (e.g. outdoor exercise equipment)

The second grouping are those ideas which have a level of discretion in that they are clear preferences made by the community as to what they would like to see within the precinct. These include:

- Café and dining
- Adventure play e.g. climbing structures, ropes course
- New swimming pool, water play, Olympic standard whitewater and adventure sports facility for the community
- Amphitheatre and performance space
- Education and training facilities
- Events space

This second grouping when matched to the themes and values discussed earlier, as well as best practice urban design and landscape architecture, provide Council with the basis of what will make the precinct unique and special to Redlands Coast.

Community feedback summary

It is clear from the community that the social license to move ahead with the program is dependent upon the protection of the unique values of the site. The engagement results also indicated that the opportunity to activate the site with experiences and infrastructure is supported, if the future vision is integrated within and respectful of the context of the site.

The message very clearly communicated throughout the engagement process was that the precinct would be a place for family, community and connection. That is, the feedback data indicates that the community in general, are supportive of the precinct becoming a regionally significant place that is an inclusive and immersive experience, but enhances and showcases the ecological, cultural and historical values already within the precinct.

The community expressed their views, shared their thoughts and generally accepted that the site was big enough to integrate and activate many ideas, with sustainability both environmentally and financially imperative to the success of the delivery of the aspirations for the community within the precinct.

Olympics Venue City – General Meeting 1 April 2021

On 1 April 2021, Council was provided with an overview of the background and structure of the 'Brisbane 2032' proposal to host the 2032 Olympic and Paralympic Games. This followed the International Olympic Committee (IOC) announcing in February 2021, Brisbane as the preferred candidate city to host the 2032 Summer Olympic and Paralympic Games and entering into targeted dialogue with the Brisbane 2032 committee and the Australian Olympic Committee.

This is important as Redland City has committed to being a host venue for the 2032 Olympic and Paralympic Games as a delivery partner. As such the community engagement has provided feedback about whether the Birkdale Community Precinct could accommodate aquatic, Olympic standard whitewater, water play and adventure sport facilities within the broader community, representing one of the five themes explored.

In April 2021, the Commonwealth Government announced it would fund in a 50/50 arrangement with the State Government, all venues and critical infrastructure associated with the potential 2032 Olympic and Paralympic Games.

This report on the outcomes of community engagement for the precinct provides the community with a comprehensive overview of the feedback and outlines the next steps being to inform a vision for the precinct and develop a draft master plan. This draft master plan will include a further phase of significant community engagement around how all the themes, values and ideas will be represented spatially across the precinct.

As such, announcements regarding the 2032 Olympic and Paralympic Games will not change the process currently being undertaken in building an intergenerational legacy for the community through providing a diverse range of end uses and experiences as described earlier in this report.

The combination of the five themes and the recognition and protection of identified heritage and environmental values, clearly would enhance any Olympic standard facility within the precinct as part of a larger legacy and regionally important destination.

It is also relevant that an adventure sports facility, including Olympic standard venues, is important for the City and should not rely on a successful 2032 Olympic and Paralympic Games proposal for Brisbane to support its establishment.

Vision and Master Plan

The Birkdale Community Precinct vision will be developed using ideas for the future of the site, gathered from members of the Redlands Coast community, and the broader region during the community engagement process. As the project progresses into the master planning phase, the vision will be used as a roadmap to guide design development and future use of the precinct and to ensure alignment with the aspirations of the local community.

The master plan will map how the project vision can be brought to life through design. It will focus on achieving a balance between community aspirations and good design along with other parameters that come with projects of this scale. This includes consideration of sustainable governance and activation models, protection of site values, planning constraints, viable funding models and the alignment of this project with other regionally significant objectives.

The master plan should also be able to respond as necessary to new opportunities or challenges, to provide clarity around the direction for the precinct, including other adjoining parcels of land that may be acquired as part of strategically enlarging the precinct.

Next steps

This report is a key step to moving to what happens next for moving the Birkdale Community Precinct forward. It provides Council and the community with details about the community engagement and what has been said. It is the basis for informing future planning and a reference point and catalogue of community ideas.

Based on the community engagement, the next steps are planned as follows:

1. Development of a Birkdale Community Precinct vision document within approximately three (3) months of this report – the vision forms the aspirational framework for the future planning and use of the land based around the identified themes, values and preferred ideas identified through pages 23-31 of Attachment 3 to this report.
2. Presentation of the vision to Council for adoption and subsequent release to the community.
3. Prepare a draft master plan for the Birkdale Community Precinct which translates how the vision is represented on site both spatially and conceptually following further investigation of site values, opportunities and constraints.
4. Presentation of the draft master plan to Council for adoption and subsequent release to the community.
5. Undertake a second phase of significant community engagement on the draft master plan to seek feedback on whether it represents what the community is thinking.
6. Presentation of the second phase of community engagement process and feedback on the draft master plan to Council, as well as the final master plan for the Birkdale Community Precinct, for adoption and subsequent release to the community.
7. If accepted, commence appropriate site activation activities and projects based on an integrated planning approach to a phased delivery program, project connections, available funding and partnership opportunities.

To inform the above steps, it will be necessary to undertake further studies around site values to ensure best practice planning and activation outcomes.

Community acknowledgement and thanks

Given the scale of the community engagement and the extraordinary response from the community, it would be remiss to not thank those within the community who participated in the range of activities or engagement channels for their respectful and considered feedback.

It is imperative that for the Birkdale Community Precinct to evolve into the place the community aspires it to be, that the open communication and partnership approach seen throughout the engagement activities such as the community open days be acknowledged. Acceptance of this approach will enable us to collectively move this project forward so we can deliver on the excitement and legacy which has emerged as a common goal for the Birkdale Community Precinct.

Site management and community participation

Community engagement identified significant interest in regards the community becoming involved in stewardship of the land. This is a key opportunity moving forward in how the community can remain engaged in further understanding the values within the precinct, by undertaking controlled community activities in the short term.

Council is required to undertake site management activities in 2021/22 to manage and improve environmental and heritage values. This provides an opportunity to involve the community in this process through a number of initiatives, which may include heritage volunteers, Bushcare, low-key activities/events, Arts and/or communities of interest/practice.

As such it is anticipated that a program of community participation opportunities for the precinct will be finalised which helps with further community understanding of values and site management, develops partnerships, and builds on the community's already high-level investment in making the precinct what they have told us they want.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements that impact the officer recommendations outlined above.

Risk Management

There is reputational risk should Council not move forward as currently planned to deliver on the community engagement outcomes.

Financial

Council has current budget for project management, planning, community consultation, concept design and site management work for the Birkdale Community Precinct in 2020-21 financial year. Budget for those initiatives outlined in this report for 2021-22 is subject to budget approval by Council.

Council is continuing to explore funding opportunities for individual projects. This includes further detailed assessments to inform potential grant applications, including regarding heritage restoration.

People

The Birkdale Community Precinct Program is overseen by the General Manager Community and Customer Services, as Program Sponsor and led by the Group Manager Environment and Regulation, as Program Director. The program is managed by the Environment and Regulation Group in partnership with the Community and Economic Development and the Communication, Engagement and Tourism groups, through the Birkdale Community Land Precinct Steering Committee.

Environmental

There are no known environmental implications associated with the officer recommendations in this report. However, there are significant environmental and ecological values in relation to the precinct.

Council has commissioned an Ecological Assessment and Environmental Management Plan, to ensure that the environmental values of the site are able to be protected in accordance with the Conservation Agreement with the Commonwealth Government as well as relevant planning and environmental designations. Approximately two-thirds of the precinct is protected for environmental conservation purposes. Further planning in relation to the ongoing management of the site and enhancement of its ecological values is underway, which will include further studies as necessary.

Social

Given the importance of this site to the community, understanding the community feedback and progressing the next phase for planning for the Birkdale Community Precinct will enable Council to fully explore the social and economic benefits this intergenerational opportunity affords.

This includes potential to diversify Redlands Coast's sport, recreation and tourism offerings, be it nature-based activities, adventure sports, water recreation, investment in state-of the-art community infrastructure, and celebrating and recognising culturally significant and iconic landmarks, to allow Council to better meet current and future city and regional needs.

It also represents an intergenerational place making opportunity for Redlands Coast and the wider region with economic, social, environmental and cultural benefits to be realised.

The State-listed conservation heritage values associated with the precinct also represents a significant opportunity to conserve sites of social and cultural interest to the local community. There are compelling reasons to restore and preserve this resource for educational, tourism, arts and cultural purposes.

Human Rights

There are no known human rights implications associated with this report.

Alignment with Council's Policy and Plans

Projects within the Birkdale Community Land Precinct are referenced as catalyst projects in *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

Strong Communities

- *Birkdale Community Land, Willard's Farm and Tingalpa Creek Corridor – Create a shared vision for the end use of the land recognising the rich and diverse history of the site, building those values into creating an iconic landmark for the Redlands Coast.*

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Executive Leadership Team	10 May 2021 and 18 May 2021	Discussion around engagement process and findings. Consulted on report content.
Group Manager – Community and Economic Development	18 May 2021	Project lead for Redlands Coast Adventure Sports Precinct. Consulted on report content.
Strategic Property Manager	18 May 2021	Asset manager for Birkdale Land and surrounding Council land holdings. Consulted on report content.
Group Manager – Communication, Engagement and Tourism	18 May 2021	Community engagement partner and consulted on report content.

OPTIONS**Option One**

That Council resolves as follows:

1. To note the methodology, reach and feedback of the initial phase of community engagement in relation to the Birkdale Community Precinct.
2. To endorse the results of the community engagement that includes acceptance of the five core themes, the identified and recognised environmental and heritage values and the preferred ideas, as the brief to inform the development of the Birkdale Community Precinct vision, draft master plan and end uses.
3. To proceed with the development of the Birkdale Community Precinct vision for presentation and adoption at a future meeting of Council.
4. To endorse, subject to budget considerations and adoption by Council at each step, the development of a draft master plan, a second phase of community engagement and a final master plan.
5. To undertake, subject to budget considerations, site maintenance and enhancements, as well as a program of community participation actions for the precinct.
6. To thank the wider community for their respectful and considered participation in the recent community engagement.

Option Two

To not proceed further with the Birkdale Community Precinct program.

Option Three

To seek further information in regards the matters in this report.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

- 1. To note the methodology, reach and feedback of the initial phase of community engagement in relation to the Birkdale Community Precinct.**
- 2. To endorse the results of the community engagement that includes acceptance of the five core themes, the identified and recognised environmental and heritage values and the preferred ideas, as the brief to inform the development of the Birkdale Community Precinct vision, draft master plan and end uses.**
- 3. To proceed with the development of the Birkdale Community Precinct vision for presentation and adoption at a future meeting of Council; and**
- 4. To endorse, subject to budget considerations and adoption by Council at each step, the development of a draft master plan, a second phase of community engagement and a final master plan.**
- 5. To undertake, subject to budget considerations, site maintenance and enhancements, as well as a program of community participation actions for the precinct.**
- 6. To thank the wider community for their respectful and considered participation in the recent community engagement.**



ATTACHMENT 1
YOUR SAY WEBSITE
LOCATION MAP

Birkdale Community Precinct

Community Engagement Summary Report
Redland City Council May 2021





ATTACHMENT 2
YOUR SAY WEBSITE
FACT SHEETS

Birkdale Community Precinct

Community Engagement Summary Report
Redland City Council May 2021



BIRKDALE COMMUNITY PRECINCT

Have your say

An exciting opportunity is here for the community to help shape the vision for a treasured and vital piece of Redlands Coast.

Redland City Council is seeking community input into future uses for Birkdale Community Precinct (302 and 362-388 Old Cleveland Road East, Birkdale).

The aim is to create a site that current and future generations can use, enjoy and ultimately be incredibly proud to share.

To have your say, visit the Birkdale Community Precinct page on Council's your say website at **yoursay.redland.qld.gov.au**

Alternatively, you can complete a hard copy survey at a Council Customer Service Centre at Cleveland, Capalaba or Victoria Point.

So get thinking creatively! Council is keen to hear what you have to say.



A community legacy for everyone.

We're listening: Tell us your ideas at **yoursay.redland.qld.gov.au**

Q Your Say Redlands Coast

Images are concepts only and do not represent final plans for the site.



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FACT SHEET 1

BIRKDALE COMMUNITY PRECINCT

Creating a shared vision

WHERE?

302 Old Cleveland Road East (known as Willards Farm) and 362-388 Old Cleveland Road East, Birkdale.

WHAT?

A once-in-a generation opportunity to transform this 62 hectares of land into a world-class precinct of local, regional and national significance. The program has a 25-year horizon and Council also has interest in purchasing other nearby land, which could increase the precinct size to approximately 100 hectares.

WHY?

To enhance lifestyle, create jobs, boost the local economy, and bring forward important transport infrastructure. To create a precinct that people now and into the future can enjoy and be proud to share.

HOW?

Redland City Council is committed to engaging with the local and regional community to understand what you would like to see this land used for. Your ideas and input will help inform a draft vision that will then inform concepts and master planning, on which the local and regional community will also be consulted. Everyone is encouraged to share their ideas and give their feedback.

WHO?

This precinct will be a space for residents of the entire city and visitors to Redlands Coast.

WHEN?

Right now! This is your chance to get in on the ground level and help create a vision for a vital part of our city that can become an outstanding showpiece.

AN EXCITING OPPORTUNITY

Imagine a place where families and individuals could come to play, swim, cycle and connect with others – water play, adventure sports, walking and cycling trails, picnic areas, perhaps paddock-to-plate or other ventures.

Birkdale Community Precinct, at almost 10 times the size of the Gabba precinct, has plenty of room for many exciting projects.

Bounded in part by Tingalpa Creek to the west and south, and by Old Cleveland Road East to the east, the precinct comprises the former Commonwealth land (61.78 hectares) and Willards Farm (8164 square metres).

It has many cultural, heritage and ecological values and features historically significant buildings. These important values have been identified and will be protected.

Could the precinct also become home to the proposed Redlands Coast Adventure Sports Precinct? The creation of an integrated water-based venue that delivers a lasting community legacy offering an aquatic centre, adventure sports, water play equipment and an Olympic standard whitewater course.

As well as being suitable for international, national and state competitions and emergency services training, it would be a feature facility for generations to come.

Birkdale Community Precinct is such a unique site that five leading urban design teams were each given a theme to develop, to help you get thinking about the precinct and its potential uses. Their expert designs reflect what the land represents now and what it could become. When thinking about the precinct it is important to consider how the concept of 'community' plays to each theme.

- Education and discovery
- Agricultural and rural tradition
- Heritage and history
- Environment and ecology
- Adventure and recreation

These themes are not conclusive. They are springboards for your ideas and imaginings, which we look forward to hearing. Visit yoursay.redland.qld.gov.au

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FACT SHEET 2

BIRKDALE COMMUNITY PRECINCT

What is possible?

Birkdale Community Precinct offers a broad range of possible uses and ways for it to be imagined. There is so much space available that numerous projects and ideas can be accommodated. Bike trails, adventure sports, water play, camping – you're limited only by your imagination, but there are some important regulatory guidelines to keep in mind.

While Council is keen to hear everyone's ideas for the site – whether they be small-scale uses, major structures and facilities, or big dreams – there are some restrictions designed to protect the precinct's unique heritage, its ecology and how it fits into our Redlands Coast lifestyle.

The site has identified environmental, cultural and historical significance, which will be protected. This means its habitat, wildlife and heritage will be safe and the community keeps the beautiful greenbelt they now see wrapping around the curves of Tingalpa Creek.

Possible within the conservation areas are some low-impact and environment-respectful projects such as nature walks, natural environment-based education facilities, wildlife-spotting tours, maybe even eco-friendly camping or glamping.

A Community Facilities zoning on some of the land allows for proposals like the Redlands Coast Adventure Sports Precinct, which could include such facilities as a recreational water park as well as an Olympic standard whitewater facility. This zoning allows for a wide range of uses and there's plenty of room for other options. Some of the ideas might include educational facilities or an environmental resource and education centre.

The precinct also includes the historic World War II radio receiving station that presents unique potential. Now listed on the Queensland Heritage Register, the radio station was built in 1943 by soldiers from the US Army Signal Corps who were stationed at Capalaba. Other parts of the site contain some protected areas of Aboriginal heritage significance. Along a stretch of the eastern frontage of the site is the Willards Farm dairy shed, creamery and homestead, which evokes such thoughts as paddock-to-plate farm tours or dining experiences, a heritage centre or museum.

These are just a few possibilities. We hope they inspire you to think about the precinct and imagine what you would like to see there. So start imagining this naturally wonderful precinct's future.

Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- More than half of the precinct is protected land
- Significance in terms of Aboriginal heritage, rural farming, World War II heritage and ecological values
- A focus on 'community'



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FACT SHEET 3

BIRKDALE COMMUNITY PRECINCT

Education and discovery

A green, natural haven set beside the gentle ebb and flow of Tingalpa Creek is not only an attractive and conducive space for studying and learning, but it is a rich educational resource in its own right.

From its time of settlement by Traditional Owners through to its colonial farming heritage and World War II history, the precinct offers valuable insights into the life and times of those who walked and worked upon its land. What lessons can they tell us that could help shape the future for this precinct?

Being such a large parcel of land, the protected ecosystem of the site is again a resource to learn from and explore. How has the flora and fauna coped with human use of the land? What can it show us in terms of future uses?

Respecting the existing natural environment and the precinct's cultural history underpins future use ideas for the site, but it could also be an active pursuit by Redlands Coast residents. Restoration of the landscape, protective management of its ecosystems and physical restoration of existing structures such as the Willards homestead and farm buildings could be achieved as part of education and training courses. From programs as informal as community working bees to structured TAFE courses and the practical course requirements of a university degree, the local and regional community could be involved in site management on various levels and commitments.

The wonders associated with discovery are particularly exciting for the younger members of the community.

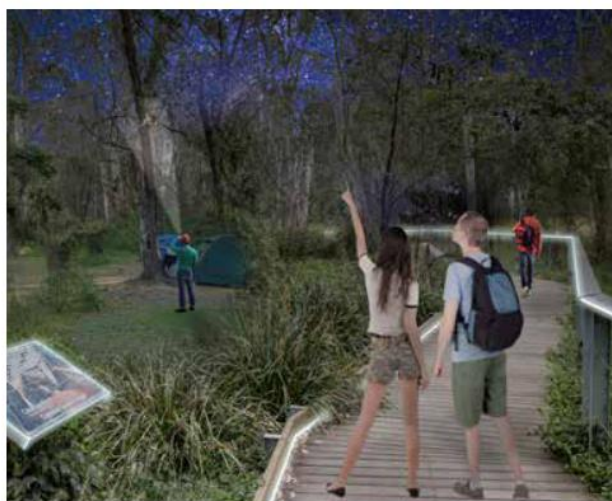
Could the precinct be a place where children get to meet and learn about local wildlife in a formal way or possibly get to camp among the eucalypts and run and play in the open spaces and discover the precinct's beauty informally?

Within a framework of 'enlightening, sharing and innovating', how do you best feel Birkdale Community Precinct could be used under the theme of Education and Discovery?

It could possibly be a site for a university campus or other education facility. Or it could be a network of interpretive walking/riding/canoeing trails focusing on wildlife, conservation, the wetlands and creek, Aboriginal culture or the ecology. Or it could be all of these things and more. Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- Rich history with hidden lessons
- A unique and protected ecosystem
- A place conducive to learning
- A focus on 'community'



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 Your Say Redlands Coast

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FACT SHEET 4

BIRKDALE COMMUNITY PRECINCT

Agriculture and rural tradition

Let's plant a thought seed with this question: How do the past productive qualities of the precinct lead us into the future? In other words, how do we reap what past generations have sown?

One of the earlier European families to settle in the Capalaba and Birkdale area were the Willards. Brothers James and Edward Willard, from Sussex in the UK, took up a timber license on the land now included within the Birkdale Community Precinct. Timber clearing was one of the main industries in the area at the time. Later they would use the land for growing crops such as maize, sweet potatoes and pineapples, and for dairy farming, with separate milking and creaming sheds being built.

James Willard operated a cattle dip (to help protect livestock from ticks) on site from 1904 and farmers across the area brought their animals to be dipped. Goats and sheep also grazed on the property and in more recent times its rich soil was used for a small guava orchard.

With its agricultural and rural tradition, there is potential to see part of the property reimagined as a working farm promoting locally grown produce and human-powered farming equipment of days gone by. There could be an education centre focusing on organic/biodynamic farming and gardening practise. Those sorts of uses give rise to ideas such as paddock-to-plate dining, cooking classes, produce sales, possibly even farm stays.

Some sections of the precinct could align with rural enterprise and innovations, such as vertical farming, or

be used for bush tucker production. It could be interesting to try cultivating the food sources that were originally available on site and across Redlands Coast. Could they be regrown or restocked?

Perhaps a microbrewery research facility using crops grown on site could be a possibility. It could involve education and traineeships in areas such as cultivation, crop selection for local conditions, brewing techniques and marketing.

The site also lends itself to ideas around community gardening. Would this be a good area to have a coordinated facility where people have a plot or garden bed where they can grow their own vegetables, fruits or flowers?

Within a framework of 'growing into the future', how do you best feel Birkdale Community Precinct could be used for agricultural and rural purposes?

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KEEP IN MIND

- One of the oldest surviving farms and residences on Redlands Coast
- Rich, fertile soil
- Farming a better future
- A focus on 'community'



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 Your Say Redlands Coast

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FACT SHEET 5

BIRKDALE COMMUNITY PRECINCT

Heritage and history

If only the mighty pines towering over Willards Farm could share their secrets.

While the exact date they were planted is unclear, by 1916 they were described in a newspaper article as the farm's tall and "sentinel-like" landmark trees. They watched over as consecutive owners came and went, and as the farm land that sweeps gradually down to Tingalpa Creek was cleared and planted and eventually reclaimed.

They were there as Margaret Willard sat on a wicker chair and chatted to her pet sheep; as the US servicemen from the 832nd Signal Service Company maintained the vast array of antenna receiving towers on the site and patrolled the secretive radio station building during World War II; and as the reclusive Isabella Alcock tended to her small herd of goats and guarded the property in later years.

Of course, before the pines were planted, Traditional Owners had lived, traded and camped on and around the precinct for tens of thousands of years. A study of the land's Aboriginal cultural heritage has been completed where specific areas of significance were mapped and identified for protection.

In and around these major touchpoints in the history of the precinct, the minutiae of day-to-day life tends to hide an uncountable number of smaller milestones that for some held even stronger significance. Weddings were held, babies were born and farm animals became beloved pets.

Heritage is not just something stuck under glass in an old wooden frame freckled with dust and cobwebs. Our past informs not only who and where we find ourselves today

but where we will go into the future. The stories, successes and secrets that those pines have watched play out below them all interact with stories from surrounding communities and environments. The fabric formed by heritage helps us to better appreciate and understand our lives. We learn from mistakes and hardships. We learn from achievements and pleasant surprises.

How do we celebrate and share these stories of place, for us and future generations?

Should the precinct be home to a museum of some sort? The World War II radio receiving station on the land played a major role in relaying messages from the theatre of war to General Douglas MacArthur's Brisbane headquarters, including the first message that Japan had surrendered. Could the radio station and some of its antenna configurations that were entered into the Queensland Heritage Register in June 2020 become a tourist destination as fascinating as the Allied code-breaker museum at Bletchley Park in England?

Within a framework of 'creating a new story', how do you feel Birkdale Community Precinct could best be used in a way that represents its unique heritage and history?

Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- World War II radio receiving station is heritage-listed
- Aboriginal heritage and values
- The people as well as the places
- A focus on 'community'



A community legacy for everyone.

We're listening: Tell us your ideas at yoursay.redland.qld.gov.au

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FACT SHEET 6

BIRKDALE COMMUNITY PRECINCT

Environment and ecology

The creek running alongside Birkdale Community Precinct provides an environmentally rich supplement to this naturally wonderful piece of Redlands Coast.

The precinct sits within an ecological corridor along the lower Tingalpa and Coolwypin Creek catchments and links with a broader network of conservation reserves and protected areas. More than half of the precinct is protected land.

A study of the site's ecology, commissioned by Redland City Council, discovered 219 flora species on the precinct and some 38 fauna species, including koalas. Future uses for the area will nurture and continue protecting these species.

Possible within the precinct's conservation areas are some low-impact projects that are respectful of their environment. It brings to mind such opportunities as nature walks (both day and night) and small scale, eco-friendly stay options, such as camping or glamping. Some of the precinct's areas that fall under a Community Facilities zone have minimal identified environmental values, allowing potential community uses amidst the wonderful environment across the precinct.

With the precinct being such a large green space nestled beside residential areas and commercial development, and still showing signs of its farming past, it is interesting to consider what lessons it may have about nature's resilience or otherwise, and other environmental threats. Just how can we use this unique environment and its qualities to learn more about our place in the world?

Recent years have been tough but the one thing we all have been reminded of is the importance of reconnecting. With travel restrictions and more people working from home or not venturing out of their communities as much as before due to COVID-19, the need to reconnect with nature has for many become a priority. Birkdale Community Precinct offers an amazing opportunity to help frame that reconnection. It has a bountiful ecosystem set within rich land and cradled by the attributes of Tingalpa Creek.

It is a site worthy of envy and offers a significant opportunity to deliver Redlands Coast and south-east Queensland a world-class precinct of local, regional and national significance.

The framework to use when thinking about these aspects and future uses for the site is 'preserving, showcasing and innovating'.

Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- A protected ecosystem
- The watercourse and wetlands
- Using the land respectfully
- A focus on 'community'



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 **Your Say Redlands Coast**

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FACT SHEET 7

BIRKDALE COMMUNITY PRECINCT

Adventure and recreation

Stretch your legs and stretch your life. Bush walks, jogging, cycling, swimming, canoeing, rock-climbing or water-sliding, just about any sporting or leisure activity, fast or slow, could form part of the potential uses of Birkdale Community Precinct.

Only minutes from the bustling Capalaba commercial and retail districts, the precinct offers an ideal sanctuary to create exciting and compelling community attractions and assets. It is hoped it will become known as a place to be enjoyed, a place of wellness and a place of which we all, as a community, can be proud.

You could go all parkour when it comes to parkland or it could be as simple as feeling the grass under your feet. The social and psychological benefits of public-use green spaces and activity-specific areas for the community are well known. Just the feel, look and smell of green grass and eucalypt forest can have a positive effect on people's mental health.

So when thinking about the precinct, it is worth considering both active and passive recreation.

It could evolve as more of a meeting place with perhaps an amphitheatre and children's adventure park; or possibly a slide and splash water park with a quieter section of gently flowing rock pools and billabongs.

Fitting in with the idea of a water park, could Birkdale Community Precinct become home to the Redlands Coast Adventure Sports Precinct?

Imagine an integrated facility that includes a regional aquatic centre; adventure sports areas; and an

Olympic standard, canoe slalom whitewater facility.

The public aquatic centre idea could include a FINA world championship-level 50m pool while the adventure sports area could accommodate high ropes, zip lines, rock climbing and professional skateboarding.

Recreation also lends itself to thoughts of leisure, entertainment and the arts. How could those activities be explored on the precinct? In the case of music, would that be just a small bandstand surrounded by deck chairs or something larger perhaps?

Now is the time to rethink the concept of recreation and revisit your spirit of adventure.

Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- Active and passive recreation
- Physical and mental wellbeing
- Time for some fun
- A focus on 'community'



A community legacy for everyone.

We're listening: Tell us your ideas at yoursay.redland.qld.gov.au

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FACT SHEET 8

BIRKDALE COMMUNITY PRECINCT

Willards Farm

As one of the oldest surviving farms and residences on Redlands Coast, Willards Farm is a rare and fascinating example of early settlement in the area.

The relatively intact and early complex (which includes the core of the original homestead and dairy shed) was built using bush carpentry techniques and with timbers felled on the site, including white beech, swamp beech, cedar and pine.

The site of the homestead was registered in 1865 to James Willard and Mark Blundell. In the same year, James and his brother Edward were granted a timber license to clear trees on the property. This was to become an early revenue source, with the Willards' timber carted by bullock teams to Winship's sawmill (est. 1856) at Cleveland Point and later floated down Tingalpa Creek to other mills.

It is likely the house, owned by James and Margaret Willard, was built in 1876, as this was when James took out a mortgage on the land.

The exact date is uncertain but it was likely James would have been keen to move his family as early as he could from the original bark hut they had built on the banks of Tingalpa Creek in about 1865.

The Willards ran a dairy farm on the property, which was also known as The Pines until the mid-1920s. The property changed ownership a couple of times after 1933 before Rosemary Cotton and her husband Doug bought it in June 1941. However, only a few years later the Commonwealth asserted possession over a large portion of the property to establish a radio communications facility as World War II raged.

The Cottons farmed their portion of the land for many decades, with the property being sold several times following Rosemary Cotton's death in 1979.

The wider estate is often associated with a local identity often referred to by locals as 'the goat lady'. Isabelle Alcock lived alone as a squatter on the Commonwealth land for some 60 years until her death in 2019, aged 84. She cared for cattle and sheep and a small herd of goats on the property, which she vigorously defended from trespassers.

Willards Farm was bought by Redland City Council in 2016. The purchase followed community concern that the site was subject to a development approval for subdivision into residential allotments.

It is now time for the community to imagine the property's future. What are your ideas for Willards Farm?

Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- How do we protect this asset?
- What are the best uses for it?
- How do we celebrate it?
- What suits the site?



A community legacy for everyone.

We're listening: Tell us your ideas at yoursay.redland.qld.gov.au

 Your Say Redlands Coast

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FACT SHEET 9

BIRKDALE COMMUNITY PRECINCT

Aquatic centre of excellence

We have an exciting opportunity to create something special at Birkdale Community Precinct.

Could the precinct become home to the proposed Redlands Coast Adventure Sports Precinct, a regional aquatic facility that is being planned for our city? The creation of an integrated water-based venue that delivers a lasting community legacy offering an aquatic centre, adventure sports, water play equipment and an Olympic standard whitewater course.

The opportunity is to create an integrated regional aquatic centre of excellence, incorporating the city's new Olympic standard pool, water play and adventure sports facilities, as well as an Olympic standard whitewater facility that could serve as the event venue for canoe slalom for a potential Brisbane 2032 Olympic and Paralympic Games.

There also is provision for emergency services education and training facilities, including swift-water rescue using the whitewater slalom course, submersible rescue including pool and lake areas, and other specialist training.

The regional, integrated aquatic centre would include a world championship-level 50m pool while the adventure sports facilities could include high ropes, zip lines, rock climbing and professional skateboarding in addition to the whitewater facility, a lagoon and water play features. The integrated precinct would also include event space and amenities, with an amphitheatre.

Such a transformative development would bring more jobs to our local area and region during planning,

construction and through to operation, and would generate a major boost to our economy.

A well-developed and integrated facility would have potential as a host venue for sports competitions, events and festivals, which the community could directly engage with and enjoy. For example, it could be a venue for events such as orienteering, ninja courses, extreme obstacle course competitions, and other nature-based and adventure sports.

Other benefits to be explored are the potential for additional recreational uses as well as global sports tourism and eco-tourism facilities. These would further boost our economy.

Birkdale Community Precinct offers a broad range of possible uses and ways for it to be imagined – and there is ample land available to accommodate numerous projects and ideas.

This is a fantastic opportunity for you to help shape the future of this world-class precinct for Redlands Coast. What are your ideas for the precinct, and what do you think the aquatic precinct should encompass? Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- A regional legacy facility for south-east Queensland
- Integrated Olympic-standard facilities as well as water-based play opportunities for the whole family, enhancing healthy, inclusive community lifestyle
- Local jobs and skills creation and economic opportunity
- The best uses for this community precinct



A community legacy for everyone.

We're listening: Tell us your ideas at yoursay.redland.qld.gov.au

 Your Say Redlands Coast

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FACT SHEET 10

BIRKDALE COMMUNITY PRECINCT

World War II radio receiving station

Toward the centre of Birkdale Community Precinct, hidden by trees from passing traffic, is a somewhat nondescript lowset brick building that many locals might not even realise exists. So significant was it during World War II, however, that it has been entered into the Queensland Heritage Register.

In 1942 the Commonwealth Government asserted possession over a large portion of the precinct, then known as Cottons Farm, as the preferred site for an Allied Forces radio communications base.

A long, rectangular brick building with 18-inch thick walls and reinforced to take a bomb blast, plus an array of radio antennas, were built the following year by the US Army Signal Corps.

It was set some 630m from the main road on low ground, which helped minimise radio interference. Inside the secluded structure, US officers from Detachment 3 of the 832nd Signal Service Company would receive all incoming telecommunications across the theatre of war in the Pacific and relay them to US General Douglas MacArthur's headquarters in Brisbane.

The radio antennas - arranged in a rhombic (or diamond) shape - allowed General MacArthur to receive coded communications from the Chiefs of Staff and President Franklin D Roosevelt in Washington DC.

On August 15, 1945 the Birkdale radio station was one of the first places in Australia to receive the message that the Japanese had surrendered and the war was over.

It also likely would have received the official Instrument of Surrender message sent from aboard the battleship USS Missouri in Tokyo Bay on September 2, 1945.

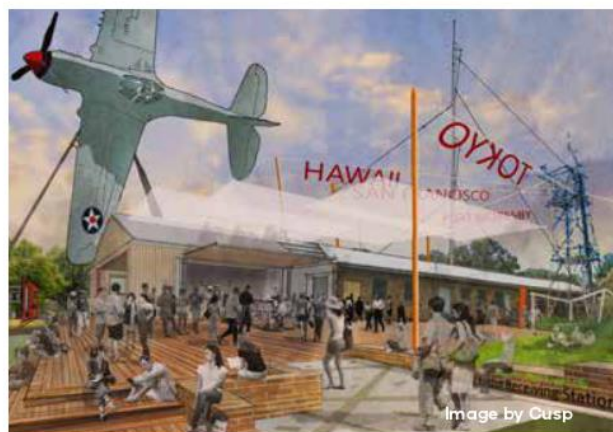
After the war, the station was used for several decades by the PMG (Postmaster-General's Department, later Telecom) as a high-frequency receiving station and radio testing site, and is considered to be one of Australia's most significant and intact examples of World War II infrastructure, having been built by the US Army.

Following extensive negotiations, the 61.78 hectares of Birkdale land on which the station is positioned was bought by Redland City Council from the Commonwealth on 12 December, 2019.

With the site now saved and placed on the Heritage Register, it is time for the community to imagine its future. What are your ideas for future use of the radio receiving station? Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- State heritage listed
- How do we protect this asset?
- What are the best uses?
- How do we celebrate it?
- What suits the site?



A community legacy for everyone.

We're listening: Tell us your ideas at yoursay.redland.qld.gov.au

 Your Say Redlands Coast

Images are concepts only and do not represent final plans for the site.



01725 03/21



FACT SHEET 11

BIRKDALE COMMUNITY PRECINCT

Aboriginal heritage

Traditional Owners have lived, traded and camped on and around this part of Tingalpa Creek for tens of thousands of years and it is an area where they have strong spiritual, social, historical and scientific connections.

Fresh water and food sources were plentiful. This gave the area rich potential as a hunting and camping ground. It was also most likely an area for Traditional ceremony.

Tingalpa Creek, which curves around the western and southern borders of the precinct, not only gave canoe access to Moreton Bay but also inland into wetlands that existed long before the Leslie Harrison Dam came along.

Today there are few physical reminders of Traditional settlement on the precinct but the artefacts that have been found are significant.

Studies have been completed into the site's Aboriginal cultural heritage. Specific areas of significance were mapped and identified for protection.

We understand the Traditional Owners see these archaeological sites as part of an interconnected cultural landscape that stretches well beyond the boundaries of the precinct.

There are anecdotes from the colonial settlement era of the Willard family's interaction with the Aboriginal population. Margaret Willard wrote of her fascination as

she watched Aboriginal women using their feet to fish for crabs and crawfish in the shallow waters of the creek.

Council is committed to working with the Traditional Owners, supporting their role as custodians of their Traditional lands, and helping ensure the future prosperity and cultural enrichment of the community.

It is time to imagine the future of Birkdale Community Precinct. What are your ideas for the site and how do they respect and reflect on its Aboriginal heritage?

Is it an idea based around formalised education and instruction; or is it more about an immersive experience in Aboriginal culture that seeks to explain and entertain? How does the precinct's Aboriginal heritage help shape the land's future?

Visit yoursay.redland.qld.gov.au

KEEP IN MIND

- Aboriginal cultural heritage
- How do we protect this asset?
- What are the best uses?
- How do we celebrate it?
- What suits the site?

Redland City Council acknowledges Quandamooka People as the Traditional Owners of much of the area we now call Redlands Coast



Image by Cusp

A community legacy for everyone.

We're listening: Tell us your ideas at yoursay.redland.qld.gov.au

 Your Say Redlands Coast

Images are concepts only and do not represent final plans for the site.



01725 03/21



FACT SHEET 12

BIRKDALE COMMUNITY PRECINCT

Timeline



Colonial settlers
James and Margaret Willard



1945, August
Radio station believed to receive first message to Australia that the Japanese had surrendered

2019, December

Council buys the adjoining 61 hectares of Commonwealth land

2021, March 16

A two-month formal community consultation process opens to seek ideas and identify suitable community uses. Several open days are planned during the period to allow public access to the site to understand its unique values and assets

Early history

Traditional Owners live, trade and camp on and around Tingalpa Creek for tens of thousands of years

1865

Land that will become Birkdale Community Precinct is registered to the Willard family for farming



1942

After the Australian Government asserts possession of most of the site, the US Army Signal Corps builds radio receiving station and transmission towers. The Pines homestead and farm remain on a much reduced foothold



2016, March

Redland City Council buys Willards Farm

2019, late December – 2021, March

Community consultation begins and commissioned studies are conducted to gain an understanding of the site's environmental, heritage and historical values

2021, May 4

Consultation process closes. Evaluation of responses begins to inform a draft vision plan for the site

A community legacy for everyone.

We're listening: Tell us your ideas at yoursay.redland.qld.gov.au

Your Say Redlands Coast



01725 03/21



Birkdale Community Precinct

Community Engagement Summary Report

Prepared for Redland City Council

May 2021

Imagine
A place for connection & community

Help shape the vision for Birkdale Community Precinct

AT A GLANCE

- 302 and 362-388 Old Cleveland Road East, Birkdale
- 62ha (about 10 times the size of the Gabba precinct)
- A once-in-a generation opportunity to transform this land into a world-class precinct of local, regional and national significance
- A large precinct that has space for many exciting projects that would enhance lifestyle, create jobs, boost the local economy and could bring forward important transport infrastructure
- The site has identified environmental, cultural and historical significance, which will be protected

Have your say and go into the draw to **WIN one of five \$100 gift cards**

Go online and tell us what you imagine for this precinct.
Go to yoursay.redland.qld.gov.au

Your Say Redlands Coast

Redlands Coast | **Redland City Council**

Theme Vision Board
AGRICULTURE & RURAL TRADITION
A DAY
GROW, LEARN, FEED

Acknowledgement of Country on Redlands Coast

In accordance with cultural protocols, we acknowledge the Quandamooka People, the Traditional Owners of the land, waters, winds and seas of the Redlands Coast. We acknowledge the Elders, past and present.



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Project Introduction

Redlands Coast has a once-in-a-generation opportunity to transform an important parcel of land into an exciting, world-class precinct of local, regional and national significance. Known as Birkdale Community Precinct, the 62-hectare site is located at 302 and 362-388 Old Cleveland Road East, Birkdale. The significant size of the site means it is large enough to house many exciting projects that would enhance the lifestyle offering in the Redlands as well as creating jobs, and boosting the local economy.

The precinct includes areas of identified environmental, cultural and historical significance, which will be protected. This includes the heritage listed WWII Radio Receiving Station, Rhombic Antennas and Willards Farm.

In March 2021, Redland City Council launched the Birkdale Community Engagement process where community members were encouraged to share what they imagine for the future of the precinct. The community engaged in this opportunity in a way rarely seen, which illustrated their passion and pride in Redlands Coast and also their aspirations for its future and for creating a special place for future generations. There was an overwhelmingly positive reaction from the community with a high level of interest in getting involved.

The Process

Council is endeavouring to undertake a collaborative design process to ensure that decisions made about the future of Birkdale Community Precinct are aligned with the aspirations of the local community. It is anticipated that this collaborative process will ensure that the final project outcome is well-used and cherished both now and into the future.



What is a vision?

The Birkdale Community Precinct vision will be developed using ideas for the future of the site, gathered from members of the Redlands Coast community, and the broader region during the community engagement process. As the project progresses into the master planning phase, the vision will be used as a roadmap to guide the design development and future use of this important parcel of land and to ensure alignment with the aspirations of the local community.

What is a master plan?

The master plan will begin to map how the project vision can be brought to life through design. It will focus on achieving a balance between community aspirations and good design along with other parameters that come with projects of this scale. This includes consideration of sustainable governance and activation models, protection of site values, planning constraints and opportunities, viable funding models and the alignment of this project with other regionally significant objectives.

Engagement Objectives

The objectives of the Birkdale Community Precinct engagement were five-fold including to:

- **Awareness:** Raise awareness within the Redlands Coast community and the broader region about Birkdale Community Precinct, key site attributes and create a sense of excitement about the site's opportunities and possibilities.
- **Tell the stories:** Relate the stories of the history and local attachment to the site;
- **Capture ideas:** Draw out and capture ideas, priorities and vision for the future of Birkdale Community Precinct;
- **Collaboration:** Reach out to the community to engage them in a collaborative partnership in understanding what is important to them; and
- **Evidence:** Capture informed feedback and create an evidence-base to inform decision making for the future use of the site;

Engagement

OVER **2 Million**
Impressions



OVER **5,400**

people participated
in an engagement
activity



Approx **7,000**
dots added to the
dotmocracy activity





Project Context

Following its purchase of the land from the Commonwealth in 2019, Council was presented with an exciting opportunity to create a place for community uses that presented economic, social, cultural and environmental benefits to Redlands Coast and the broader SEQ region.

Bounded by Tingalpa Creek approximately two-thirds of the site is categorised as protected land. It either falls under a Conservation Zoning or requires protection because of its heritage and cultural significance. The rest of the precinct is zoned Community Facilities and is able to be used for community purposes.

The land has known ecological and culturally significant values, as well as historic sites including the former World War II radio receiving station and the historic Willards Farm.

The aim of this project is to preserve and enhance spaces of significance while creating a legacy project for generations to come. Consulting with the region and providing opportunities for people to share their ideas is central to the project process to ensure that Council can create a place which is responsive to local aspirations and is enjoyed by current and future generations.



Project Themes

A future horizon of 25 years was set as a timeline for the vision for the precinct to elevate thinking about what the precinct might eventually look like for next generations. Council developed five themes to guide exploration into the future of the precinct:

- Education and discovery
- Agriculture and rural tradition
- Heritage and history
- Environment and ecology
- Adventure and recreation

These themes have been created through consideration of the values and attributes of the site and have been used to underpin the community engagement program. They are intended to inform the development of a shared community vision for Birkdale Community Precinct.

To assist the community in imagining potential future uses for the precinct, five leading urban design teams were asked to each develop a design render, or vision board for one of the five themes. They were used as a conversation starter and to raise community awareness of what might be possible and things to consider. This ensured that the community focused on the potential for the site over the long-term intergenerational program of work, not just the present options or expected uses.

It is important to note that it was imperative that the feedback wasn't restricted to locking the site up for 25 years while it was 'built' but to encourage ideas around appropriate site activation activities and projects based on a phased delivery program, available funding and partnership opportunities.





Education and discovery

How does the precinct enlighten us and provide innovation to better our lives? Is it a place for quiet, perhaps outdoor learning?

Vee Design

"Three principles underpin the theme. Respect. Restore. Educate. Respect for the natural environment and for the cultural history. Restoration of the landscape and management of sensitive environments and ecosystems. Educate through a range of activities such as bush walks, guided tours, day and night activation, and seasonal activation, incorporation of outdoor classrooms, seasonal environmental signage displays, and the provision of a Discovery Hub which will provide information, bookings, learning and site management facilities."

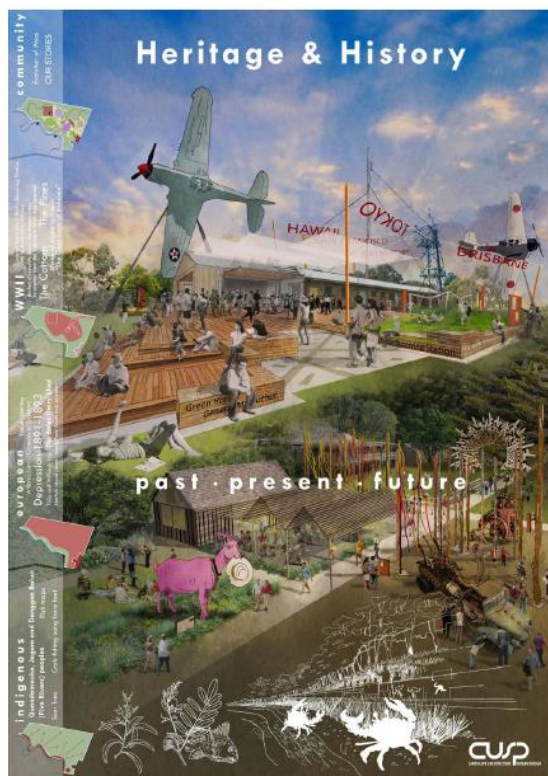


Agriculture and rural tradition

The land has a productive past in farming. How could we use that to help shape a sustainable future?

Urbis

"Willards Farm could integrate food production and nature conservation through management practices that regenerate the environment, observing nature's principles of diversity and balance. The Farm could be a hands-on working farm featuring an arboretum, mixed livestock, small-scale cropping fields, restored creamery, orchards, ornamental gardens and museum (the original house and various agri-based machinery) where visitors could explore the grounds throughout the year. It is an ideal venue for events and could be an educational hub and a gathering place for the entire community."



Heritage and history

In what ways would you like to see the stories of place, from Traditional Owners to European settlers to the land's role during World War II, acknowledged?

Cusp

"A place's heritage is built on the flow of time that connects now with then. It contains the myriad of stories that provide an insight into how people interact with each other and the surrounding environment they live in. It also provides a wider appreciation of the culture, society, hardships and governments that shaped their lives, as well as a better understanding of the world we live in today. Our approach imagines a way in which the unique history of the site can be celebrated, acknowledged and expressed, to tell the inherent stories, whilst providing the character and background for new stories to evolve into the future."

ENVIRONMENT & ECOLOGY

REDLANDS COAST'S LIVING MUSEUM



Environment and ecology

How do we preserve, showcase and be innovative with the precinct's environmental resilience and qualities into the future?

Lat 27

"Reconnecting with nature is consistently the most popular request from the communities that we work with- and it has become even more critical in recent times as we travel less and focus more on our own backyards. This site presents an incredible opportunity to connect locals and visitors alike with the unique, largely unknown ecological attributes of this stretch of Tingalpa Creek. We have proposed a community hub that sets up an immersive experience with nature- a natural swimming lagoon. It is focused on all age groups and community sectors but will particularly appeal to children- the future custodians of this place."

II



What exciting, compelling and family-friendly community facilities, assets and attractions would you like to see at Birkdale Community Precinct? Could it be the home for the highly anticipated Redlands Coast Adventure Sports Precinct?

"The Birkdale community hub is a thriving and energised adventure precinct. Through a sensitive balance of built and natural environments, the oscillating curves of radio frequency waves form the ground plane. While overhead, each precinct is connected by artistic lights representative of the original rhombic antennas constructed on site during WWII. This world-class facility will capitalise on sustainable and renewable energy solutions, together with a strong focus on the conservation and restoration of its ecological habitat and systems."





"Maintain the heritage feel of the site. Appeal to a wide range of the population. This is an important environmental area. Please consider the environmental impact of any development."

~Survey response

"The opportunity to attract global guests of all persuasions. Having an Olympic Games venue would allow international guests to experience the unique community and history of Redlands."

~Survey response

Engagement Promotion

Redland City Council undertook extensive, broad-scale promotion of the community engagement process in order to meet the objectives of the engagement. This ensured that the Redlands Coast community and indeed the region, were aware of the project and were provided with an opportunity to share their ideas for the site's future. The promotional campaign included social media posts, television interviews, radio advertisements, billboards, bus shelters and print media among others. Flags and signage positioned on the fence surrounding the precinct was highly effective in promoting the project and helping community locate the site. All project promotions directed visitors online to Council's Your Say page to share their ideas and learn more about the project.



The Tank St

The water tank structure can be dated back to the early 1900s when it operated as part of a gravel water to the wider farm area. Located next to the milking shed, the corrugated metal tank is a 5-6m high timber stand. It also served as the length of which depended on the

The brick lined in-ground water tank was used to store water for the farmhouse kitchen is a more modern facility, however records do not show



The Cream

In 1904, the Dairy Produce Act was passed, requiring premises where dairy produce was prepared. In accordance with the Act, a new creamery was constructed away from the main farm buildings, with a washable concrete floor.

Visit yoursay.redland.qld.gov.au

Your Say Redlands Coast



Sharing Your Ideas

A series of engagement activities were undertaken to allow the community and stakeholders to share their ideas for the future of Birkdale Community Precinct. An overview of the engagement activities is included below.

1

ENGAGEMENT

Online Engagement

Council's Your Say engagement platform was used to collect ideas. The page was highly interactive and included a virtual tour, fact sheets, theme vision boards, a video library and frequently asked questions. It was also updated regularly with new content throughout the engagement period. Online feedback and community insights were collected via a 6-question survey.

Website



OVER 13,000
Visits



Approx.
**88% Redlands
Residents**
12% outside
the Redlands

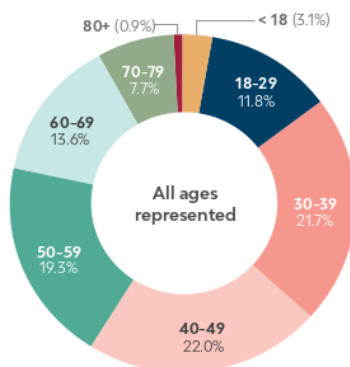
Engagement



OVER 1,600
Survey Responses



12,000+ online
resource interactions



36%

Approx.
Other (1%)



63%



3 in 4
Birkdale
households
visited the
Your Say
project page

2

ENGAGEMENT

Community Open Days

The Birkdale Community Open Days were the first time that the site had been officially opened to the public. Over two days the community was invited to visit the site, take a tour of the historic WWII Radio Receiving Station and Willards Farm and a trackless-train trip to understand the vast size and opportunities of the site. Having seen and experienced the site for themselves, participants were able to make an informed decision about what they imagine for the site's future.

Over the two days it was encouraging to hear from event attendees who had a personal attachment to Birkdale Community Precinct as they shared their stories about time spent on the land, as well as to see lots of young families enjoying access to the site. The dotmocracy activity at the engagement hub provided an easy way for all, including young people, to share their thoughts on what they imagine for the site's future.



2
Open Days



3,000+
attendees over 2 days



Approx. **1,600**
completed a site tour
across 2 days



6,300+
dots added to
the dotmocracy
activity

3

ENGAGEMENT

Pop-up Engagement

To promote the project and to ensure a broad engagement reach, 10 pop-ups were hosted at 7 different locations throughout the Redlands Coast including:

- Capalaba Central
- Victoria Point Shopping Centre
- Capalaba Park Shopping Centre
- Cleveland Markets
- Alex Hills Shopping Centre
- Birkdale Fair
- Carindale Shopping Centre

Pop-ups provided an opportunity for participants to learn more about the project through discussions with project staff as well as share their ideas via engagement activities.



'What do you want the site to be?'

191

responses received



10 Pop-ups
6 Static
engagement
hubs



509

dots added to
the dotmocracy
activity



Approx.

700

attended a pop-up

4

ENGAGEMENT

Stakeholder Forum

On 28 April, special interest groups, site stakeholders and community representatives were invited to attend a half-day stakeholder forum. Participants had an opportunity to take a deep-dive into considerations for the site including its ecological and historic significance as well as hear from the designers responsible for producing the project vision boards. The day concluded with participants working in small groups and combining their collective vision boards to develop a concise vision for the future of the precinct.



74
attendees

8 Collaborative Visions

"Birkdale community lands will be an active, immersive place that is inclusive to all. Visitors will experience an authentic and unique environment whose history and space is interpreted to springboard into a creative, innovative and healthy future."

"Connecting the past with the present and the future in a place that inspires us to be happier, healthier, informed and culturally and environmentally aware. A celebration of innovations, people and placemaking."



"Experience Birkdale. Authentic continuum of connection capturing past, present and future sustainability and creativity. Showcasing evolving immersive experiences with ownership of and for the community."

Figure 1. Some of the visions developed during the workshop

5

ENGAGEMENT

Youth Targeted Sessions

Three youth workshops were facilitated for different schools and youth groups. This included a Youth Leaders Forum led by Redland City Council, Australian Institute of Technology Year 10 design students workshop and a mini workshop session with students from Cleveland State School. Further to this, representatives from the Youth Leaders Forum were invited to attend the project Stakeholder Forum.

At each of these sessions a similar activity to the Stakeholder Forum was performed, whereby participants were asked to create a vision board sharing their ideas and aspirations for the site as well as create a two-sentence summary of their vision. Further to this, participants were asked to complete the survey at the session and asked to promote it to their friends and family using the prize voucher for completing the survey as an incentive.



Figure 2. Some of the visions developed during the workshop



Younger children were also encouraged to participate during the Community Open Days through guided activities.

Engagement Outcomes

What you told us

The engagement results indicate that participants want Birkdale Community Precinct to provide a unique offering not provided elsewhere. However, this needs to be balanced with a focus on the environment and ecology and opportunities to showcase, preserve and enhance the natural environment.

The five engagement themes represent the values of the site. It was clear during engagement all were important to the community. Decisions regarding the future design will require a balanced view, drawing on aspects across all five themes.

During both online and in-person consultation, community were asked to select ideas, facilities and experiences that may be possible at Birkdale Community Precinct. Grouped by theme, Figure 3 depicts a summary of community's feedback during the different engagement sessions, with the darker colours reflecting a stronger focus.

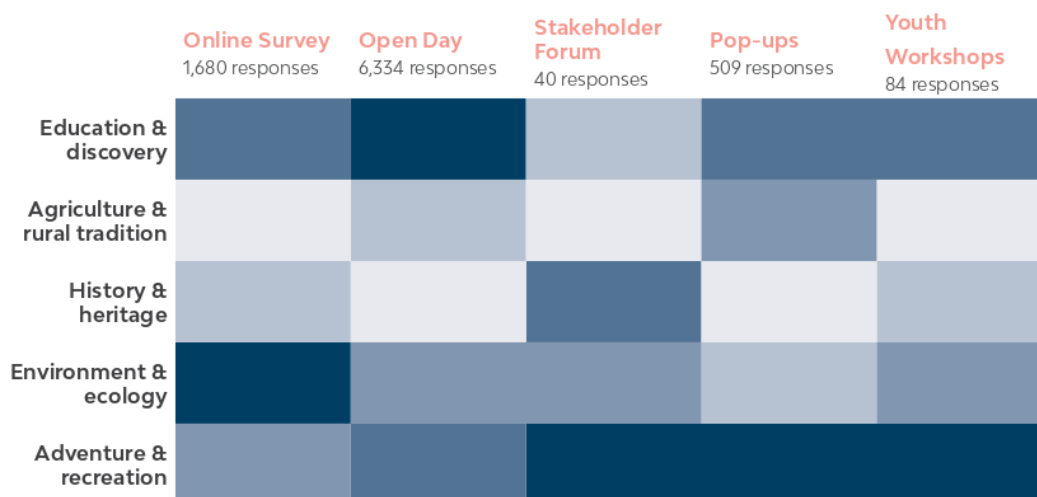


Figure 3.

What we heard...

All the data that was received during the engagement process was extensively analysed and has informed this summary. This includes survey responses (including open-ended questions), dotmocracy activities, and other feedback provided through the various platforms that were made available. It also includes the thoughtful and considered written submissions provided by community and stakeholders to Council in relation to the Birkdale Community Precinct engagement process.

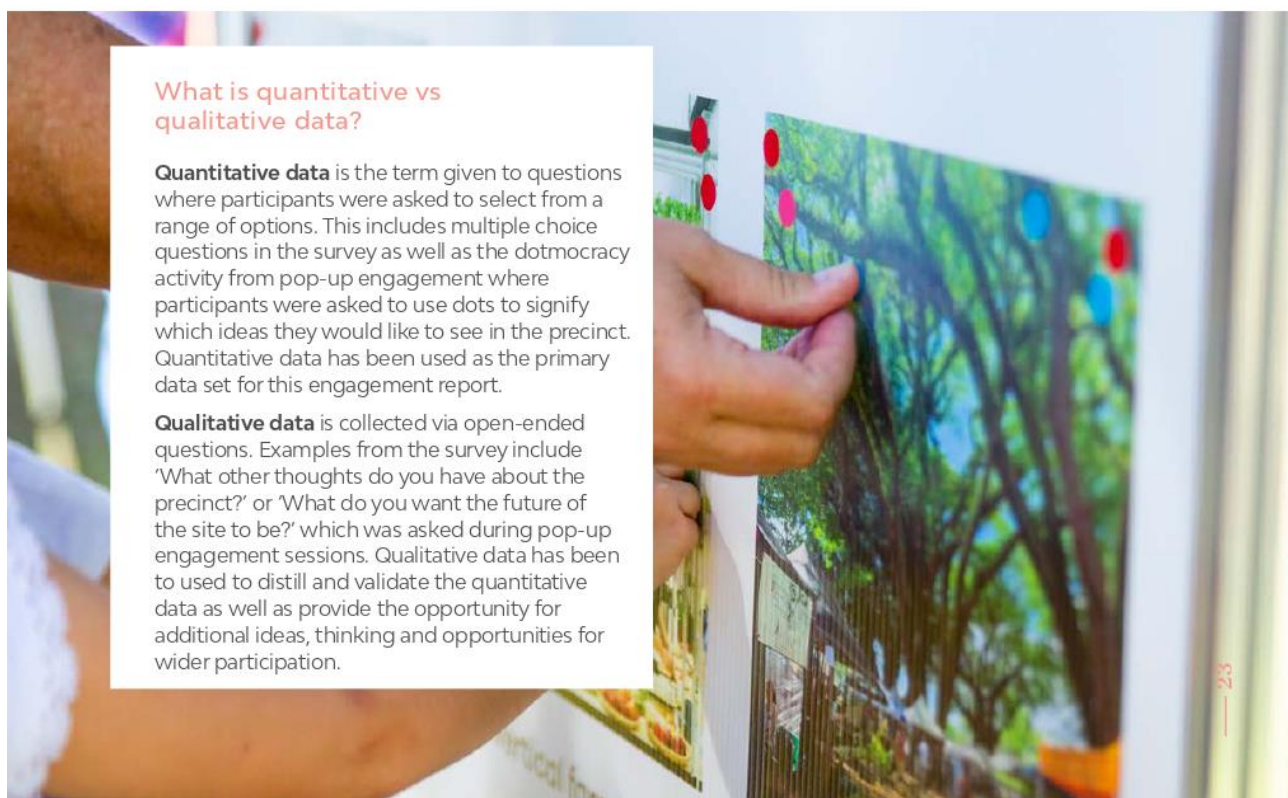
Findings have been categorised according to the five project themes:

- Education and discovery
- Agriculture and rural tradition
- Heritage and history
- Environment and ecology
- Adventure and recreation

What is quantitative vs qualitative data?

Quantitative data is the term given to questions where participants were asked to select from a range of options. This includes multiple choice questions in the survey as well as the dotmocracy activity from pop-up engagement where participants were asked to use dots to signify which ideas they would like to see in the precinct. Quantitative data has been used as the primary data set for this engagement report.

Qualitative data is collected via open-ended questions. Examples from the survey include 'What other thoughts do you have about the precinct?' or 'What do you want the future of the site to be?' which was asked during pop-up engagement sessions. Qualitative data has been used to distill and validate the quantitative data as well as provide the opportunity for additional ideas, thinking and opportunities for wider participation.



Results Snapshot

Across both online and in-person engagement activities, key ideas have emerged. These pages provide a summary of the feedback that was captured through various engagement platforms.

Online survey

Top 12 results from 21 options

- 1 Picnic facilities (barbeques, shelters, seating etc.)
- 2 Cycling and walking paths and circuits
- 2 Access to Tingalpa Creek and natural areas
- 4 Cafe and dining
- 5 Adventure play e.g. climbing structures, ropes course
- 6 Rental of recreation equipment (canoes, kayaks, bikes etc.)
- 7 Traditional open space including lawns
- 8 New swimming pool, water play, Olympic standard whitewater and adventure sports facility for the community
- 9 Physical activity (e.g. outdoor exercise equipment)
- 10 Amphitheatre and performance space
- 11 Education and training facilities
- 12 Events space

Dotmocracy (in-person)

Top 12 results from 45 options

- 1 Wildlife tourism
- 2 Preserve natural landscapes
- 3 Kayak and canoeing
- 3 Adventure play
- 5 Access to Tingalpa Creek and natural areas
- 6 Redlands Coast bush walks
- 7 Community markets
- 7 Camping and overnight stays
- 9 New swimming pool, water play, Olympic standard
- 10 Parkour, skating, scooting and riding
- 11 Paddock to plate
- 12 Night walks

Figure 4.

Figure 4 details the top 12 ideas for both in-person and online engagement activities, from quantitative questions. The differences between the two may be related to a number of factors, including the difference in the number of options participants could select. For in-person activities, like the dotmocracy activity, the participant selection was limited to five compared with the digital questions where selection was unlimited. Additionally, the dotmocracy provided a greater diversity of options that were used to distill the specific ideas.

Figure 5 illustrates how participants ranked the level of important of each of the themes, via the online survey.



Figure 5.

Written feedback

In addition to the survey, participants were invited to make comments. Figure 6 shows a summary of written feedback categorised according to 24 overarching themes.

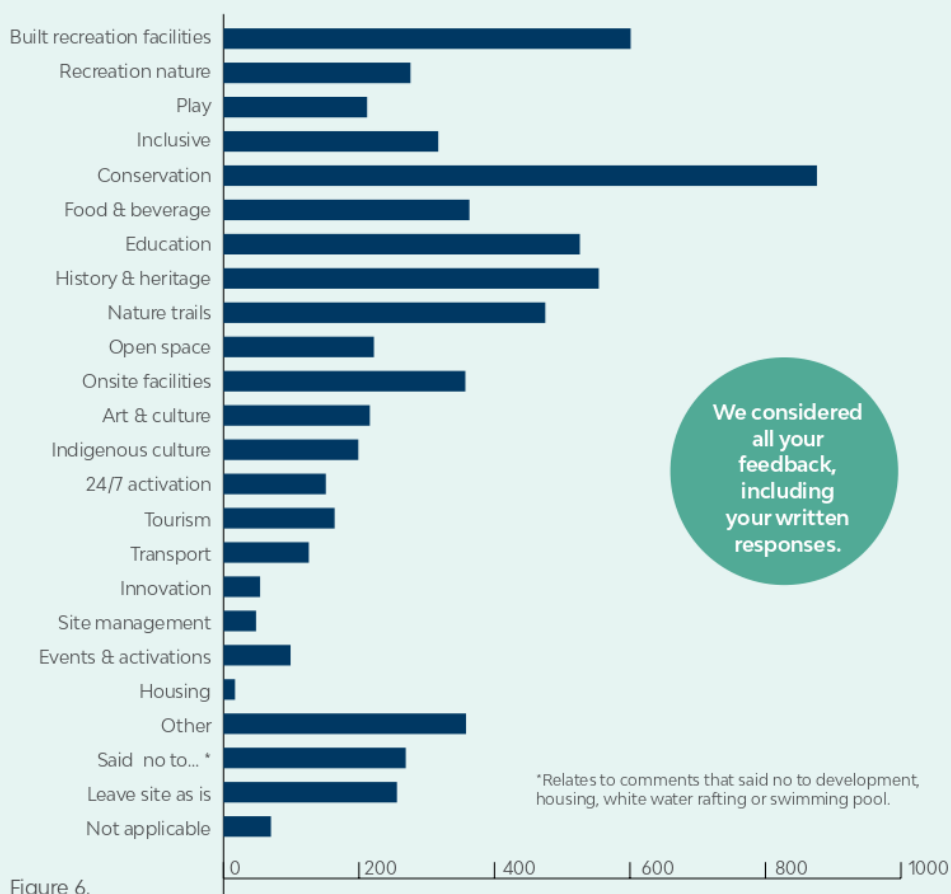


Figure 6.





Education & discovery

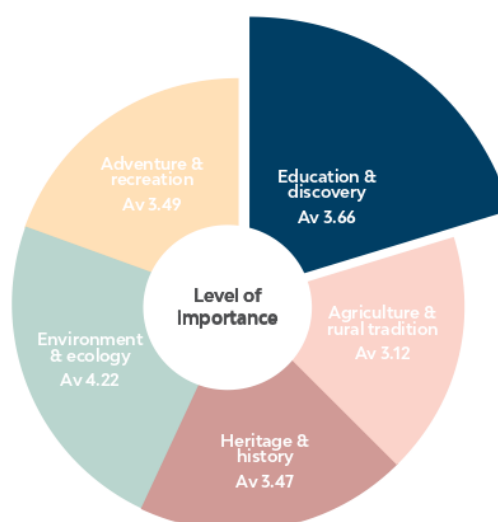
Often the experiences that are most memorable are the ones where you leave having learnt something more about the place you have visited or about yourself. Education and discovery is about exploring opportunities for immersion into the site. This theme can be explored in multiple ways and comfortably relates across the other four project themes. For example, exploring opportunities for education and discovery within the theme of environment and ecology through wildlife tourism. The idea of the site's evolution and change over time was also a popular concept explored, particularly during the stakeholder forum. This was about reinforcing the notion that the site will continue to evolve during the years to come and that opportunities for the community to play an active role in the governance of the site was important. It will also be important for activities to be inclusive for multiple age groups. This could include interpretive signage or interactive games relating to nature and the environment.

We heard you are interested in seeing education and discovery represented through:

- Wildlife tourism
- Redlands Coast bush walks
- Camping and overnight stays
- Night walks

"A Southbank style inspired area with lots of nature, gardens, farming with a winding path linking to each area. A new discovery around each bend "

~ Survey response





Agriculture & rural tradition

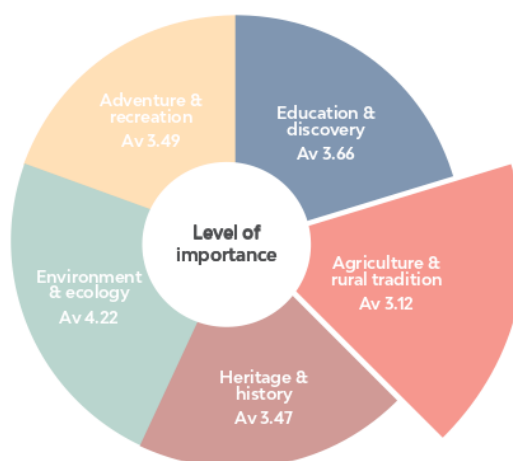
Agriculture and rural tradition forms a key cornerstone in the history of Birkdale Community Precinct. The evolution of farming practices range from timber production to dairy cows, sheep and goats. There are opportunities to pay homage to this agriculturally rich history through contemporary interpretation. There was an interest from participants in exploring ways to produce products that can be grown and used onsite. Ideas included providing educational experiences and exploring opportunities for the community to be involved in the process. Popular examples from survey results and engagement activities include community markets, paddock to plate dining opportunities, planting and education of native foods, and community gardens.

We heard you are interested in seeing agriculture and rural traditional represented through:

- Community markets
- Paddock to plate
- Native food
- Community gardens

"Experience Birkdale. Authentic continuum of connection capturing past, present and future sustainability and creativity. Showcasing evolving immersive experiences with ownership of and for the community."

~ Stakeholder Forum collaborative vision





Heritage & history

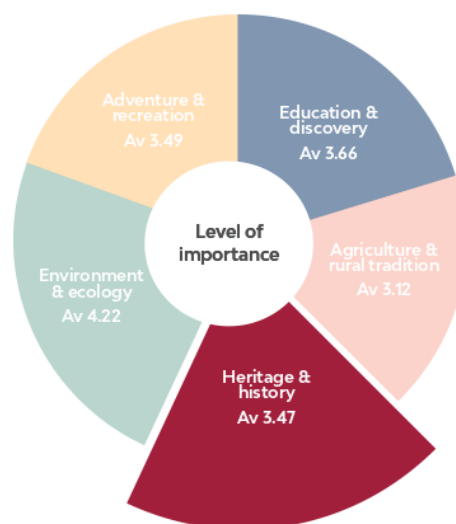
Birkdale Community Precinct has played an important role in the history of South-East Queensland. From Traditional Owners to European settlers and the role the land played during World War II. Naturally, this comes with a myriad of unique stories and tales. It is important that recognition is not only given to globally significant stories such as the receiving of the surrender message that signified the end of World War II, but also reflects stories of local people's attachment to the place. This includes stories of local characters such as the Goat Lady, Isabella Alcock, who was an important steward of the site. During the engagement process, many local residents came forward with information, pictures and stories to share about the site. Capturing this multi-layered history was a popular concept discussed during consultation. Further, conversations during engagement activities highlighted a desire for historically significant infrastructure to be restored, preserved and enhanced. This includes ideas such as the use of the World War II radio receiving station as an interactive educational experience.

"Turn the radio receiving station into a museum and tell the WWII story of the Redlands. Provide interpretive signage and WWII equipment (e.g. airplanes that were used in the local area, jeeps, clothing etc) to help enhance the quality of the experience for the visitor."

~ Survey response

We heard you are interested in seeing history and heritage represented through:

- War memorial gardens or statues
- Aboriginal heritage
- Pioneer past
- Artefacts display





Environment & ecology

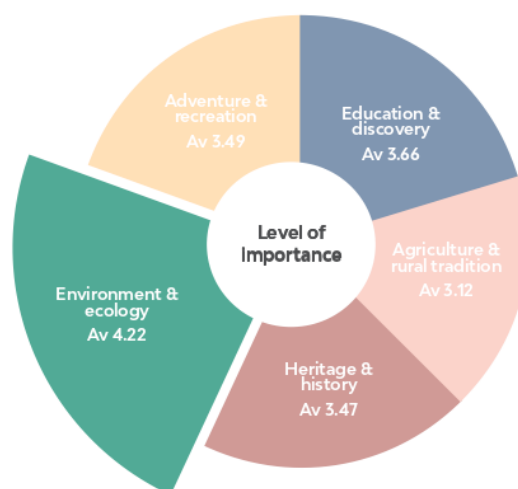
Birkdale Community Precinct is rich with flora and fauna. A recent environmental audit found 219 flora species in the precinct and some 38 fauna species. As with education and discovery the theme of environment and ecology is layered across all the themes in looking at opportunities to not only protect naturally significant assets, but enhance them to thrive. This includes ideas such as allowing for access to Tingalpa Creek and natural areas where visitors are able to immerse themselves in the environment while treading lightly on the natural landscape. Popular examples in qualitative survey responses included bird watching, environmental regeneration and natural swimming areas including lagoons or a billabong.

We heard you are interested in seeing environment and ecology represented through:

- Preserve natural landscapes
- Access to Tingalpa Creek and natural areas
- Bees and animals
- Nature (waterways, flora & fauna)
- Traditional open space including lawn

"Development shouldn't come at the cost of what is such a large area of green space, but should exploit and capitalise on the green space available. Recreation activities that allow people to enjoy this space and actually interact with the local environment would be such an amazing outcome."

~ Survey response





Adventure & recreation

An adventure and recreation focus presents an opportunity to attract regional, interstate and international visitation to Birkdale Community Precinct. Analysis of the feedback received indicates a desire for unique adventure and recreation uses that are carefully designed and managed to balance surrounding natural environmental values. Popular ideas within this theme include activities such as kayaking and canoeing that allow an appreciation of the natural landscape from the vantage point of the creek. Another popular idea included adventure play such as ropes courses or climbing structures integrated within the natural landscape.

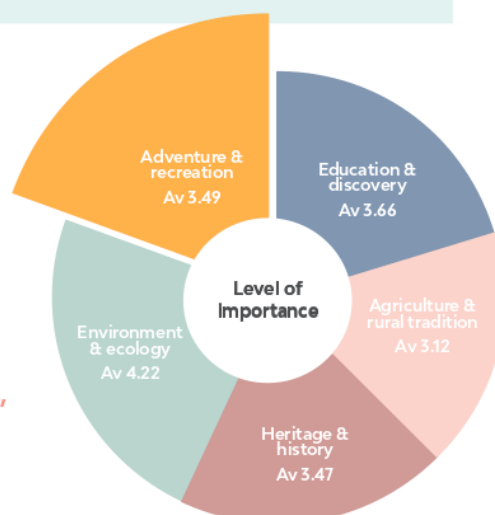
This theme was popular among youth participants and families. There was also a specific focus on ensuring inclusivity of activities, for example, ensuring that activities are accessible for all ages and abilities, are financially inclusive and family friendly.

"A water park, adventure and recreation facilities would allow for the younger generations in the Redlands to feel part of the community again. It would also attract families to the Redlands."

~ Survey response

We heard you are interested in seeing adventure and recreation represented through:

- Kayak and canoeing
- Adventure play
- New swimming pool, water play, Olympic standard
- Picnic facilities
- Cycling and walking paths and circuits
- Parkour skating and riding
- Cafe and dining





Thank you!

The engagement process undertaken for Birkdale Community Precinct has given a voice to community aspirations for this once-in-a-generation opportunity for Redlands Coast. On behalf of Redland City Council, we would like to thank everyone who participated in an engagement activity and shared their ideas about the future of the site.

Community insights are an important piece within the larger project puzzle. Council will now assess feedback alongside other considerations including best practice design, project feasibility, sustainable governance, protection of site values, planning constraints, viable funding models and alignment of this project with other regionally significant objectives. Achieving a balance between these site objectives will ensure the creation of a sustainable place that is loved both now and into the future, by locals and visitors to the region.



fourfold
STUDIO

PREPARED ON BEHALF OF REDLAND CITY COUNCIL

5 MEETING CLOSURE